RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Wells Fargo Home Mortgage

GRANTEE(s)
The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20100036525 DEEDWARRSP
Recvd: 06/16/10 11:52 2 pgs
Fees:12.00 Taxes:0.00
20100616-0046719

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Wells Fargo Home Mortgage, a corporation organized under and by virtue of the laws of the State of South Carolina ("Grantor), by its Vice President of Loan Documentation and its Vice President of Loan Documentation, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by the Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 of Block K on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, and Book 974, page 38, Registers Office for said County, to which plan reference is hereby made for a more complete description of said lot.

*

More commonly known as: 851 Denson Avenue, Madison, Tennessee 37115

Tax Parcel No.: 05205011900

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Wells Fargo Home Mortgage hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Wells Fargo Home Mortgage is hereunto affixed by its Vice President of Loan Documentation and its Vice President of Loan Documentation this 27 day of May, 2010.

Wells Fargo Home Mortgage

By: _____
Herman John Kennerty
Title: Vice President of Loan Documentation

ATTEST:

By: _____
Xee Moua
Title: Vice President of Loan Documentation

ACKNOWLEDGMENT

STATE OF South Carolina

COUNTY OF York

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Herman John Kennerty and Xee Moua with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of Wells Fargo Home Mortgage, the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Fort Mill, SC this 27 day of May, 2010.

CAROLYN M. EVANS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 08/18/2019

Notary Public

My Commission Expires: _____

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $76,428.90, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

J.P. Sellers

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, J.P. Sellers, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock, AR this 28th day of May, 2010.

Kristi L. Smith
County Of Pulaski
Notary Public - Arkansas
My Commission Exp. 03/11/2015

Notary Public

My Commission Expires: 3-11-15

Grantee's Address: - Tax Bills

Department of Veterans Affairs
Regional Office
110 9th Avenue South
Nashville, Tennessee 37203

VA No. 202060525814

*Being the same property conveyed to Wells Fargo Home Mortgage by Warranty Deed from Charles W. Smith, dated May 24, 2010, and filed of record June 10, 2010, as Instrument Number 20100610-0045147, Register's Office for Davidson County, Tennessee.